

## **West Oaks Condos HOA Board Meeting July 14, 2011**

**Attendance:** Brian B. Egan, Mary Fell, Jane Wright, (Denise Wells and Doris Cancel-Tirado, absent) – board members. Kurt Powell of Willamette Community Management – property manager. Bob Brown, Lee Brown, Tracey Mills – homeowners. Jason Grotz – WOCO attorney.

**Approval of Minutes:** The minutes from the June meeting were approved as posted on the website.

**Treasurer's Report:** Mary Fell, Treasurer, reviewed the budget and reported that the bank account is reconciled.

**Lawsuit Update:** Jason announced that the lawsuit had settled, and that only a few paperwork issues remained before payments would begin to arrive. The Board had voted on June 20 to accept the offer. Jason suggests that the board prioritize the needs of the buildings with safety issues taking priority.

### **Owner's Forum:**

- There were a few clarifying questions about the lawsuit. Jason reminded those in attendance that all owners are responsible for all 95 units.

### **Property manager's Report:**

- There was water damage reported in G203, caused by a tub leak in G302. The owner of G302 is out of the country; Kurt will continue to try to reach him.

### **Discussions:**

- **Roof Repairs:** Now that the lawsuit is settled, postponed roof repairs can begin. \* Dave Stubbs will contact Sprick Roofing to get bids on necessary post-lawsuit repairs.
- **Power Washing:** Power washing of stairs, landings, and concrete can now be done. \* Kurt will have Jon bid on the work, and will obtain an alternate bid.

**Next Meeting:** August 9, 6:00, at NW Hills Community Church, room D-7. Attorney Jason Grotz and representatives of Morrison-Hershfield will attend.